



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** March 24, 2022

**Project:** Madison Branch (Layout Plan 2021-003)

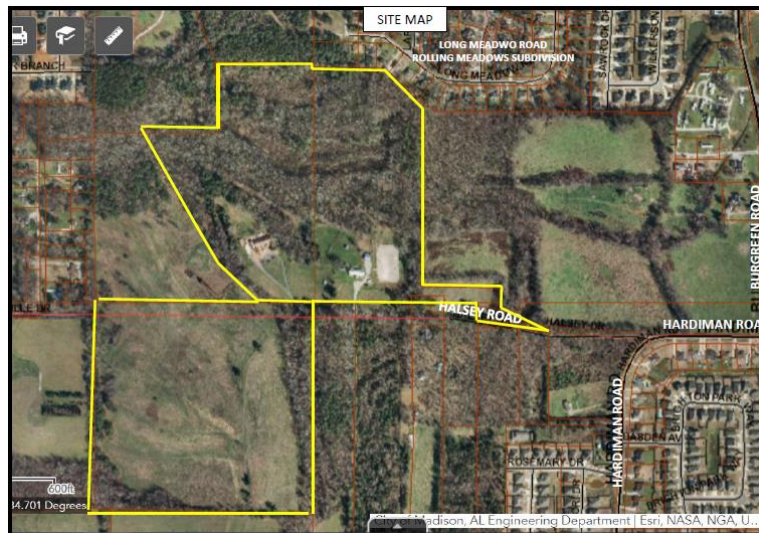
**Applicant/  
Property  
Owner:** Enfinger Development, LLC

**Location:** Northwest of Hardman Road, East of Segers Road

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### Request Summary

This is a request for a Layout Plan for 202 lots on 101.43 acres in the Madison Branch Subdivision. The applicant is requesting a Variance to Section 5-6 (f) of the Subdivision Regulations to allow non-radial lot lines. This item was continued from the February 17, 2022 meeting at the request of the applicant.



### Recommendation

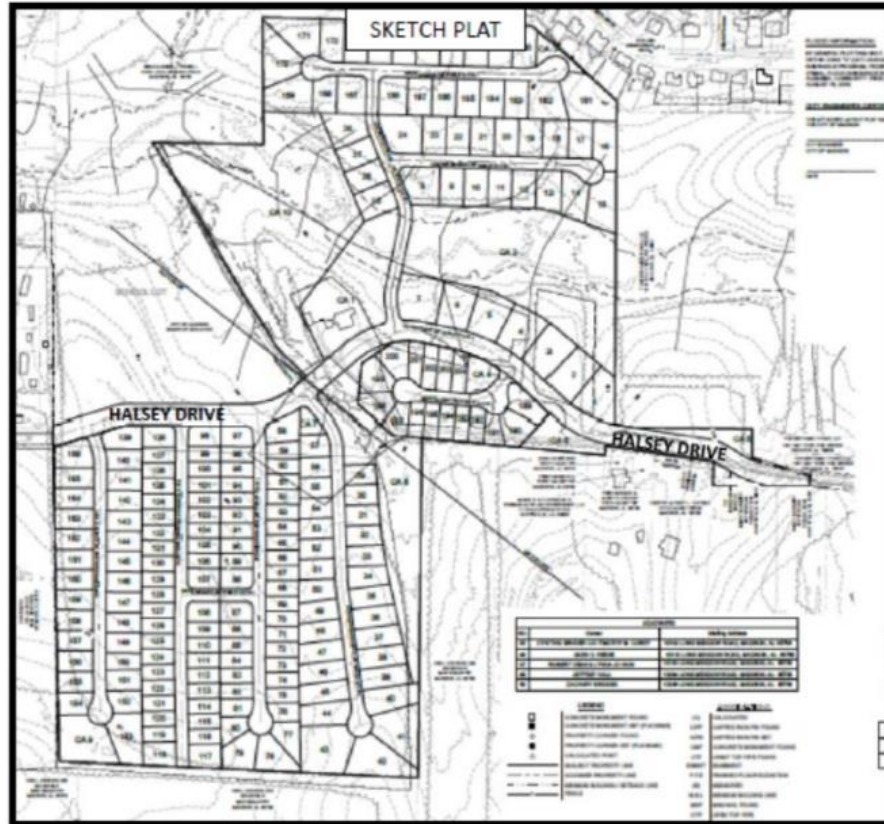
Motion to:

- A. "Approve the Variance to Section 5-6 (f) of the Subdivision Regulations to allow non-radial lot lines," and
- B. "Approve the Layout Plan for Madison Branch (LP2021-003) with contingencies."

## **Project Request**

This is a request for Layout Plan approval for 202 residential lots with nine common areas. The project includes the construction of Halsey Drive as a minor collector extending east to west, with local subdivision streets to the north and south.

The applicant is requesting a Variance to Section 5-6 (f) of the Subdivision Regulations to allow non-radial lot lines for lots along Halsey Drive and the very northwest section of the subdivision.



## **General Information**

### **Background:**

The Planning Commission approved annexation and zoning of the property to RC-2 on October 21, 2021. The City Council followed suit on December 13, 2021. The annexation included an adjacent parcel to the west that has been reserved for an elementary school and zoned AG.

A Development Agreement was executed between the City of Madison and Enfinger Development, LLC on December 15, 2021. Below are highlights from the Development Agreement for the proposed project.

- Maximum of 205 residential lots;
- Project will be constructed in two phases with 95 lots in the first phase;
- 24.34 acres for public open space, (23.89 percent);
- Developer constructs an eight-foot-wide concrete walking trail along the existing creek;



4. Parks & Recreation Master Plan. Not Applicable

**Zoning & Subdivision Compliance:**

The proposed project complies with all applicable requirements in the Zoning Ordinance that can be determined at the layout phase of development.

Section 5-6 (f) of the Subdivision Regulations states that *Side lot lines shall be at right angles to streets, except on curves where they shall be radial*. This regulation is found in the earliest additions of the Subdivision Regulations and was written when the general subdivision layout was in a grid pattern with lots and blocks. It is more for an aesthetic effect to create uniformity within the subdivision. For the proposed project, some of the lots north of Halsey Drive are not radial where they intersect the street right-of-way, and the applicant has requested a variance to this section of the Regulations.

**Technical Review Committee:**

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

**Analysis**

Halsey Drive will be the main throughfare through Madison Branch ultimately connecting Hardiman Road with Segers Road. The proposed curvilinear design promotes traffic calming and encourages those using it to drive at a slower speed. The subdivision as a whole is designed to work around open space set asides requiring development north of Halsey Drive to be developed in smaller compact spaces. This design causes lots to intersect the right-of-way in curves or tight spaces not radial to the street. The design of Madison Branch with curvilinear streets and large areas of open space north of Halsey Drive does provide a more aesthetic and safer design with some non-radial streets than a more traditional type design where the Subdivision Regulation was meant to apply to a grid pattern. Staff supports the Variance request.

Overall, the proposed layout is consistent with all other applicable regulations, the concept plan approved by the Planning Commission with the RC-2 zoning, and the Development Agreement. The north/south road extending from Halsey Drive has been shifted west due to site conditions; however, the new location works from a circulation perspective and will result in the two primary open space areas being more evenly sized. Staff recommends approval of the layout.

**Attachments**

1. Recommended Technical Review Committee Contingencies for Madison Branch/Layout Plan
2. Sketch Plat dated and received February 9, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies  
Madison Branch                      Layout Plan

Planning Department

1. Submit Title Opinion

Engineering Department

1. USACE determination required prior to signature approval of layout
2. Use approved street names